Property ID: R29126   ✓

Property Information

property address: __1818 S TEXAS AVE__

legal description: __HILLCREST, BLOCK S, LOT 8__

owner name/address: RITTMAN, PATSY VALENCIA

3813 WOODMERE DR

BRYAN, TX 77802-4532

full business name: _Pat Valencia Agency_

land use category: _Mixed-Resl/Comm_   type of business: _____

current zoning: _C3_   occupancy status: _occ_

lot area (square feet): _7000_   frontage along Texas Avenue (feet): _47_

lot depth (feet): _140_   sq. footage of building: _896_

property conforms to: □ min. lot area standards □ min. lot depth standards □ min. lot width standards

Improvements

of buildings: _1_   building height (feet): _10_   # of stories: _1_

type of buildings (specify): _Wood-siding_

building/site condition: _4_

buildings conform to minimum building setbacks: ☑ yes   □ no   (if no, specify) _____

approximate construction date: accessible to the public: □ yes   □ no

possible historic resource: □ yes ☑ no   sidewalks along Texas Avenue: ☑ yes   □ no

other improvements: ☑ yes □ no   (specify) _fence_

(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☑ yes   □ no   □ dilapidated   □ abandoned ☑ in-use

# of signs: _1_   type/material of sign: _Wood_

overall condition (specify): _____

removal of any dilapidated signs suggested? □ yes ☑ no (specify) _____

Off-street Parking

improved: □ yes ☑ no   parking spaces striped: □ yes ☑ no   # of available off-street spaces: _?_

lot type: □ asphalt □ concrete ☑ other _unpaved-gravel_

space sizes: _____   sufficient off-street parking for existing land use: □ yes   □ no

overall condition: _open lot_

end islands or bay dividers: □ yes ☑ no: landscaped islands: □ yes ☑ no

Curb Cuts on Texas Avenue

how many: _1_   curb types: ☑ standard curbs   ☐ curb ramps   curb cut closure(s) suggested? ☐ yes   ☐ no

if yes, which ones: _____

meet adjacent separation requirements: ☐ yes ☑ no   meet opposite separation requirements: ☐ yes   ☐ no

Landscaping

☑ yes ☐ no   (if none is present) is there room for landscaping on the property?   ☑ yes   ☐ no

comments: _overgrown_____

Outside Storage

☑ yes   ☐ no   (specify) _household goods_____
              (Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes   ☐ no   are dumpsters enclosed: ☐ yes   ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☑ no   (circle one)   residential use   residential zoning district

is the property developable when required buffers are observed?   ☐ yes   ☐ no

if not developable to current standards, what could help make this a developable property?

_____

_____

accessible to alley: ☐ yes   ☑ no

Other Comments:

_Says business, but looks res._____

_____

_____

_____

_____

_____

_____